

**CONCEPT REVIEW - NEW****7. 101 GARDEN**

HRC-2/SP-2/SD-3 Zone

Assessor's Parcel Number: 017-630-018  
Application Number: MST2004-00134  
Owner: Wright Partners  
Agent: Suzanne Elledge  
Architect: Peikert Group Architects

(The proposal consists of demolition of all existing structures on the sites and construction of 119 residential condominiums and 12 apartment units on four lots, totaling 5.3 acres. The site at 101 Garden Street is within the boundaries of Specific Plan #2. The proposal consists of a range of unit types, mix and affordability levels. Please refer to lengthy project description letter.)

**(COMMENTS ONLY; PROJECT REQUIRES PLANNING COMMISSION APPROVAL, TENTATIVE SUBDIVISION MAP, MODIFICATION, AND A COASTAL DEVELOPMENT PERMIT.)**

**(3:02)**

Gordon Brewer, Architect; Detlev Peikert, Architect; Dave Davis, Consultant, and Suzanne Elledge, Planning Consultant, present.

Motion: Continued indefinitely with the following comments: 1) The Commission appreciates the effort to keep the cars out of view. 2) Consider varied elevations. 3) Simplify the architecture. 4) The project is too dense. 5) Add more landscaping to the middle of the project. 6) Consider fewer garages as a method to reduce the massing of the overall structure. 7) Vary or lower the plate heights and vary the floor levels for more varied massing at the lower level. 8) Distribute the affordable units more evenly. 9) Reconsider the rigidity and linearity of the project. 10) Consider opportunities for public transportation stops. 11) Clearly identify the finish floor level relative to the adjacent grade and street elevation. 12) Clarify private and public open spaces. 13) Provide paseos and make sure pedestrian pathways are wide (12 feet).

Action: Hausz/Pujo, 8/0/0.

**CONCEPT REVIEW - CONTINUED****8. 17 W CANON PERDIDO ST**

C-2 Zone

Assessor's Parcel Number: 037-400-001  
Application Number: MST2005-00045  
Owner: Redevelopment Agency, City of Santa Barbara  
Applicant: Ken Quayle  
Business Name: Nordstrom

(This is an enforcement case. Proposal to permit as-built bird netting around the perimeter of the third floor restaurant terrace.)

**(3:53)**

Martin Munoz, Maintenance; and Ken Quayle, Applicant, present.

Motion: Continued indefinitely with the comment that the Commission does not support the netting solution and will consider other options.

Action: Hausz/Rager, 8/0/0.